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Doc# 2100434000 Fee \$88.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/04/2021 09:35 AM PG: 1 OF 9

Prepared by and after recording mail to:

Leah A. Schleicher, Esq.
Neal, Gerber & Eisenberg, LLP
Two North LaSalle Street, Suite 1700
Chicago, Illinois 60602

This space reserved for Recorder's use only.

SPECIAL WARRANTY DEED

The Grantor, 1515 N. Halsted LLC, a Delaware limited liability company, for and in consideration of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Housing & Human Development Corporation, an Illinois not-for-profit corporation ("Grantee"), the real property situated in the County of Cook in the State of Illinois described on Exhibit A attached hereto and incorporated herein by reference (the "Property"). This Special Warranty Deed and the warranty of title contained herein are made expressly subject to all matters of record and all matters which an accurate survey of the Property would disclose ("Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all and singular, the rights, privileges, estates, interests, hereditaments, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's heirs, successors and assigns forever, the said Grantor hereby covenanting that the Property is free and clear from any encumbrance done or suffered by Grantor, other than Permitted Exceptions; and that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, through or under the Grantor, other than Permitted Exceptions.

This Special Warranty Deed and the conveyance evidenced hereby is made subject to the express condition that at no time shall the Property be referred to, called or named with a name that includes "New City" or "NewCity".

[Signature page follows]

1 of 2

UNOFFICIAL COPY

30 IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this ~~16~~ day of December 2020.


GRANTOR:

1515 N. HALSTED LLC, a Delaware limited liability company


By: **NEW CITY CHICAGO LLC**, a Delaware limited liability company, its sole member


By: **NEW CITY JV LLC**, a Delaware limited liability company, its managing member

By: **MAXEL NEW CITY LLC**, a Delaware limited liability company, a member

By: 
Name: John Bucksbaum
Title: Manager


By: **HALSTED/CLYBOURN, LLC**, an Illinois limited liability company, a member

By: 
Name: J. Michael Drew
Title: Manager

By: 
Name: Daniel A. Lukas
Title: Manager

Property of COOK COUNTY CLERK'S Office

THIS TRANSFER IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW (35ILCS 200/31-45).


Agent Brett Beall as Escrow Agent Date 12/30/2020

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that John Bucksbaum, as Manager of Maxel New City LLC, a Delaware limited liability company, a member of New City JV LLC, a Delaware limited liability company, managing member of New City Chicago LLC, a Delaware limited liability company, the sole member of 1515 N. Halsted LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of the limited liability company, as the member of the managing member of the sole member of the limited liability company, as his own free and voluntary act and as the free and voluntary act of the limited liability company, as the member of the managing member of the sole member of the limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 16th day of DECEMBER, 2020.

Patricia M. Gessmann

Notary Public

My Commission Expires:

03-20-2022



STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that J. Michael Drew, manager of Halsted/Clybourn, LLC, an Illinois liability company, a member of New City JV LLC, a Delaware limited liability company, the managing member of New City Chicago LLC, a Delaware limited liability company, the sole member of 1515 N. Halsted LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of the limited liability company, as the member of the managing member of the sole member of the limited liability company, as his own free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

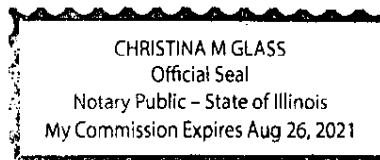
GIVEN under my hand and Notarial Seal this 14th day of DECEMBER, 2020.

Christina M. Glass

Notary Public

My Commission Expires:

AUG. 26, 2021



UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that Daniel A. Lukas, manager of Halsted/Clybourn, LLC, an Illinois liability company, a member of New City JV LLC, a Delaware limited liability company, the managing member of New City Chicago LLC, a Delaware limited liability company, the sole member of 1515 N. Halsted LLC, a Delaware limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he signed and delivered the said instrument on behalf of the limited liability company, as the member of the managing member of the sole member of the limited liability company, as his own free and voluntary act and as the free and voluntary act of the limited liability company, for the uses and purposes therein set forth.

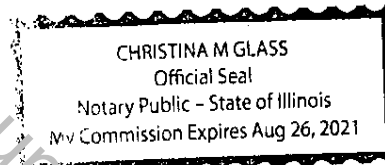
GIVEN under my hand and Notarial Seal this 14th day of DECEMBER, 2020.

Christina M. Glass

Notary Public

My Commission Expires:

AUG. 26, 2021



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EXHIBIT A

LEGAL DESCRIPTION

LOT 12 IN NEW CITY SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 28, 2018 AS DOCUMENT 1808744017, IN COOK COUNTY, ILLINOIS.

ADDRESS: 711 W. Schiller Street, Chicago, IL 60642
731 W. Schiller Street, Chicago, IL 60642
749 W. Schiller Street, Chicago, IL 60642

PIN: 17-04-112-071-0000

<p>SEND SUBSEQUENT TAX BILLS TO:</p> <p>Housing & Human Development Corporation c/o Evergreen Redevelopment LLC 566 W. Lake Street, Suite 400 Chicago, IL 60661 Attention: David Block</p>	
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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

30-Dec-2020



CHICAGO:

55,125.00

CTA:

0.00

TOTAL:

55,125.00

17-04-112-071-0000 | 20201201689600 | 1-313-095-648

* Total does not include any applicable penalty or interest due

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

30-Dec-2020



COUNTY:
ILLINOIS:
TOTAL:

3,675.00
0.00
3,675.00

17-04-112-071-0000

20201201689600

1-997-680-608

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 12 | 30 | 2020

SIGNATURE: *[Signature]*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

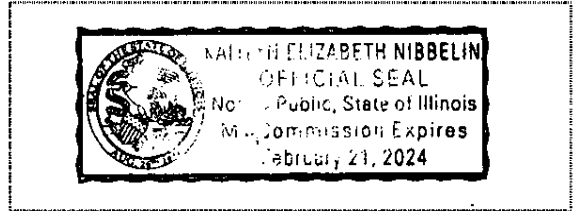
Kaitlyn Elizabeth Nibbelin

By the said (Name of Grantor): 1515 Halstead
Daniel Lukas

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 11 | 2020

NOTARY SIGNATURE: *Kaitlyn Elizabeth Nibbelin*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

DATED: 12 | 30 | 2020

SIGNATURE: *[Signature]* - Exec. Director
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

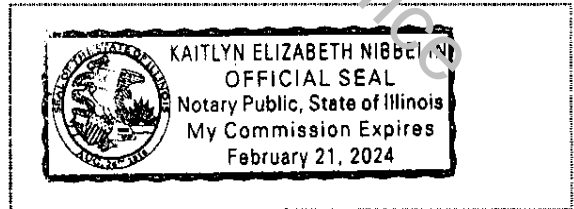
Kaitlyn Elizabeth Nibbelin

By the said (Name of Grantee): Housing and Human Development Corporation

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 10 | 2020

NOTARY SIGNATURE: *Kaitlyn Elizabeth Nibbelin*



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12-16-20

Signature: *John Bucksbaum*
Grantor or Agent

Subscribed and sworn to before me
by the said JOHN BUCKSBAUM,
dated 12-16-20.



Notary Public *Patricia M Gessmann*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated _____

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said _____,
dated _____.

Notary Public _____

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.